

ZB# 02-74

David Crawford

15-4-4

02-74

CRAWFORD, DAVID - ^{70 Merlin}~~10 Hilltop~~ AVE
AREA VARIANCE (15-4-4)

APPROVED 3/3/03

APPLICATION FEE (DUE AT TIME OF FILLING OF APPLICATION)

FILE # 02-74 TYPE: AREA ✓ USE

APPLICANT: Derek Crawford (for 70 Merlin)
10 Hilltop Dr.
Tewksbury

TELE: 562-9379

RESIDENTIAL: \$ 50.00 CHECK # 825
 COMMERCIAL: \$150.00 CHECK #
 INTERPRETATION: \$150.00 CHECK #

ESCROW: 300.00 ~~500.00~~ CHECK # 827

DISBURSEMENTS:

	MINUTES \$4.50 PER PAGE	ATTORNEY FEES \$35.00 / MEETING
PRELIM..... <u>1/13</u>	\$ <u>13.50</u>	\$ <u>35.00</u>
2 ND PRELIM.....	<u> </u>	<u> </u>
3 RD PRELIM.....	<u> </u>	<u> </u>
PUB HEARING..... <u>2/10</u>	<u>13.50</u>	<u>35.00</u>
PUB HEARING (CONT')...	<u> </u>	<u> </u>
TOTAL	\$ <u>27.00</u>	\$ <u>70.00</u>

OTHER CHARGES:..... \$

• • • • •

ESCROW POSTED: \$ 300.00
 AMOUNT DUE: \$
 REFUND DUE: \$ 203.00

3/3/03
L.R.

P.H. 2/10/03



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE ZONING BOARD OF APPEALS

March 12, 2003

Mr. David Crawford
10 Hilltop Drive
Newburgh, NY 12550

SUBJECT: ZBA #02-74 - REQUEST FOR VARIANCE - 70 MERLINE AVE.

Dear Mr. Crawford:

Please find enclosed two copies of the Formal Decision for your case before the Zoning Board of Appeals. Please keep these copies in your records for future reference if needed.

If you are in need of any further assistance or have any questions in this matter, please feel free to contact me at the above number.

Very truly yours,

Myra Mason, Secretary to the
NEW WINDSOR ZONING BOARD

MLM:mlm

Sent 3/12/03

NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 15-4-4

In the Matter of the Application of

MEMORANDUM OF
DECISION GRANTING

DAVID CRAWFORD

AREA VARIANCE

CASE #02-74

WHEREAS, DAVID CRAWFORD, owners of 70 Merline Avenue, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an 6' rear yard setback for existing deck at the above single-family residence in an R-4 zone; and

WHEREAS, a public hearing was held on the 10th day of February 2003 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) This is a residential property located in a neighborhood of residential properties.
 - (b) The purpose of this application is that a deck has been constructed on the rear of the house. The deck has been constructed and has been in existence for approximately 6 months.
 - (c) In construction of the deck, it did not divert the course of water drainage or create any ponding or collection of water.

- (d) In order to construct the deck, the applicant removed no trees or substantial vegetation.
- (e) There have been no complaints about the deck, either formally or informally.
- (f) The applicant obtained a building permit for the construction of the deck.
- (g) The deck is similar to other decks in the neighborhood.
- (h) The deck is next to an exit from the house. Without the deck, a person exiting the house would be very likely to sustain serious injury.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant which can produce the benefits sought.
3. The variances requested are substantial in relation to the Town regulations but nevertheless are warranted.
4. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.
6. The benefit to the Applicant, if the requested variances are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variances are appropriate and are the minimum variances necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variances.

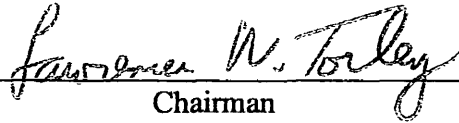
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 6' rear yard setback for existing deck at above location in an R-4 zone as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: March 3, 2003


Chairman

**TOWN OF NEW WINDSOR
ENGINEER, PLANNING BOARD
AND ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: LARRY REIS, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: MARCH 3, 2003
SUBJECT: DAVID CRAWFORD - ESCROW REFUND

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 203.00 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #02-74

NAME: MR. DAVID CRAWFORD

ADDRESS: 10 HILLTOP DRIVE

NEWBURGH, NY 12550

THANK YOU,

MYRA

PUBLIC HEARINGS:

DAVID CRAWFORD #02-74

Mr. David Crawford appeared before the board for this proposal.

MR. TORLEY: Request for 6' rear yard setback for existing deck at 70 Merline Avenue in an R-4 zone. Is there anyone in the audience who wishes to speak on this matter? Again, anyone who wishes to speak on this application? Let the record show there's none. So, Mr. Crawford?

MR. KANE: Same thing you did in the preliminary hearing.

MR. CRAWFORD: Same deal. What do you need to know?

MR. TORLEY: Just--

MR. KANE: You have an existing deck?

MR. CRAWFORD: Right.

MR. KANE: Your request for a 6 foot rear yard setback, how long has the deck been up?

MR. CRAWFORD: About six months.

MR. KANE: Create any water hazards or runoff with the building of the deck?

MR. CRAWFORD: Not at all.

MR. KANE: Cut down any trees or vegetation?

MR. CRAWFORD: No.

MR. KANE: Any complaints formally or informally on the deck?

MR. CRAWFORD: Not one.

MR. KANE: Did you get a building permit on the deck?

MR. CRAWFORD: Absolutely.

MR. TORLEY: Other neighbors have decks like this?

MR. CRAWFORD: Oh, yeah. Well, not quite like this.

MR. TORLEY: Similar?

MR. CRAWFORD: Decks, sure.

MR. KANE: How high is it off the ground?

MR. CRAWFORD: About 8 feet.

MR. KANE: Is there a door?

MR. CRAWFORD: French doors that open to the deck.

MR. KANE: Without a deck, you'd consider it a safety hazard?

MR. CRAWFORD: Absolutely.

MR. REIS: Just for the record, can you tell us how many--

MS. MASON: Yes, on January 23, 77 addressed envelopes containing the public hearing notice were mailed.

MR. REIS: Any responses?

MS. MASON: None.

MR. TORLEY: As I said, unless someone's changed their mind, I will open it again to the public, anyone wish to speak? I'll close the public hearing, back to the members of the board. Gentlemen, any other questions you have at this time?

MR. KANE: The deck itself is similar to other decks? Somebody covered that?

MR. MC DONALD: Yeah. Accept a motion?

February 10, 2003

24

MR. TORLEY: Yes.

MR. MC DONALD: Make a motion we grant the request of Mr. David Crawford for a 6 foot rear yard setback for his existing deck at 70 Merline Avenue.

MR. RIVERA: Second it.

ROLL CALL

MR. KANE	AYE
MR. REIS	AYE
MR. RIVERA	AYE
MR. MC DONALD	AYE
MR. TORLEY	AYE

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4615 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: 12/13/02

APPLICANT: David Crawford
10 Hilltop Avenue
Newburgh, NY 12550

COPY

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR : BP # 71-2002

LOCATED AT: 70 Merline Avenue

ZONE: R-4 Sec/Blk/ Lot: 15-4-4

DESCRIPTION OF EXISTING SITE:

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Existing rear deck does not meet minimum 40ft rear yard set-back.


BUILDING INSPECTOR

PERMITTED 40ft

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4 USE: 8-G, 48-26-E-5

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

34ft

6ft

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

02-74

BUILDING PERMIT

The Town of New Windsor Building Department, County of Orange, State Of New York
hereby issues permit for project as described herein:

Permit Number:

PA2002-0071

Tax Parcel ID:

15-4-4

Issue Date:

February 21, 2002

Permit Issued To: **Owner**

Permit Fee:

\$578.00

Permit Application Reference: **PA2002-0071**

Type Of Permit: **RESIDENTIAL**

ONE FAMILY DWELLING

Street Address of Property:

70 MERILINE AVE

Property Owner's Name:

CRAWFORD DAVID

Property Owner's Address:

**10 HILLTOP AVE
NEWBURGH NY 12550**

Occupant's Name:

Occupancy Classification: **A1**

Description Of Work:

ONE FAMILY HOUSE

FILE COPY

I am familiar with the Zoning/Building Ordinance(s) and the New York State Uniform Fire Prevention and Building Code requirements related to this permit and do hereby agree to abide by them. The information stated above is correct and accurate.


Signature of Applicant

A permit, under which no work has commenced within six (6) months after issuance, shall expire by limitation. Furthermore, a permit that no Certificate of Occupancy or Certificate of Compliance has been issued within eighteen (18) months after issuance shall expire by limitation. Under either circumstance a new building permit shall be secured before work can begin or be completed.

It is the responsibility of the Owner/Occupant and/or Contractor to comply with all applicable ordinances. Notification requests for inspection must be made at least 24 hours in advance to the number shown below. Voice mail requests for inspections will not be scheduled. **YOU MUST HAVE YOUR BUILDING PERMIT NUMBER AVAILABLE** when calling for any inspections or inquiries

You must call for the following phases:

**OK FOOTING 3/11 BUILDING DEP
FOOTING DRAINS BUILDING DEP
FRAMING BUILDING DEP
ROUGH ELECTRIC UNDERWRITE
C.O. OR C.C. BUILDING DEP 845-563-4618**

**FOUNDATION BUILDING DEP
SLAB BUILDING DEP
ROUGH PLUMBING BUILDING DEP
INSULATION BUILDING DEP**


Signature of Building Inspector

VALID UNTIL

8/21/03

02-74

BEARING BASIS

NORTH ORIENTATION IS BASED ON DATA ESTABLISHED FROM FILED MAP OR DEED OF RECORD

DEED OF RECORD

DEED: LIDER 3252 PAGE 163, FILED 11-11-01 DEED OF THE ORANGE COUNTY CLERK.

TAX LOT DESIGNATION

SECTION 2, BLOCK 4, LOT 4, AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS

GENERAL MAP NOTES

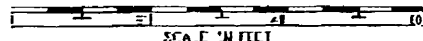
1. THIS SURVEY IS SUBJECT TO ANY RECORDED AND/OR UNRECORDED EASEMENTS, RESTRICTIONS, EASEMENTS, RIGHT-OF-WAYS, AND AGREEMENTS, IF ANY.
2. UNLESS ILLUSTRATED AND NOTED AS A POINT OF REFERENCE UNDERGROUND IMPROVEMENTS OR MICROPHONES, IF ANY, ARE NOT SHOWN HEREON.
3. ALL BUILDING AND IMPROVEMENT OFFSETS SHOWN ARE AT RIGHT ANGLES TO PROPERTY LINES.
4. ALL HEIGHTS AND GROUND COVER ON THE SITE MAY NOT BE SHOWN ON THIS SURVEY.

MAP REFERENCES

(CITY) PART 1 FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 20 1909 AS MAP NUMBER 64

LAND SURVEY PREPARED FOR CRAWFORD

LOCATED IN THE TOWN OF NEW WINDSOR
ORANGE COUNTY NEW YORK
SCALE: 1" = 20'
DECEMBER 9, 2002



REVISIONS:

CERTIFICATION:

I, ANTHONY A. SORACE, P.L.S., DO HEREBY CERTIFY IN MY PROFESSIONAL CAPACITY ONLY TO THE FACTS LISTED BELOW THAT THIS SURVEY IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON DECEMBER 7, 2002 AND COMPLEES WITH EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF LAND SURVEYORS. THIS CERTIFICATION RUNS WITH TITLE TO THE LAND AND IS NOT TRANSFERABLE TO ADDITIONAL LENDING INSTITUTIONS OR SUBSEQUENT OWNERS.

• DAVID W. CRAWFORD

SURVEY No. 02133

SURVEYOR

Anthony A. Sorace
ANTHONY A. SORACE, P.L.S., LIC. NO. 5067

LANDS NOW OR FORMERLY
DOFASO
LIDER 2521 PAGE 246
PART OF LOTS
214 THRU 251
MAP NO. 647

LANDS NOW OR FORMERLY
MOWAGHAN
LIDER 4928 PAGE 48
LOTS 152 & 153
MAP NO. 647

LANDS NOW OR FORMERLY
YONKONE
LIDER 3871 PAGE 155
LOTS 414 & 415
PART OF LOT 403
MAP NO. 647

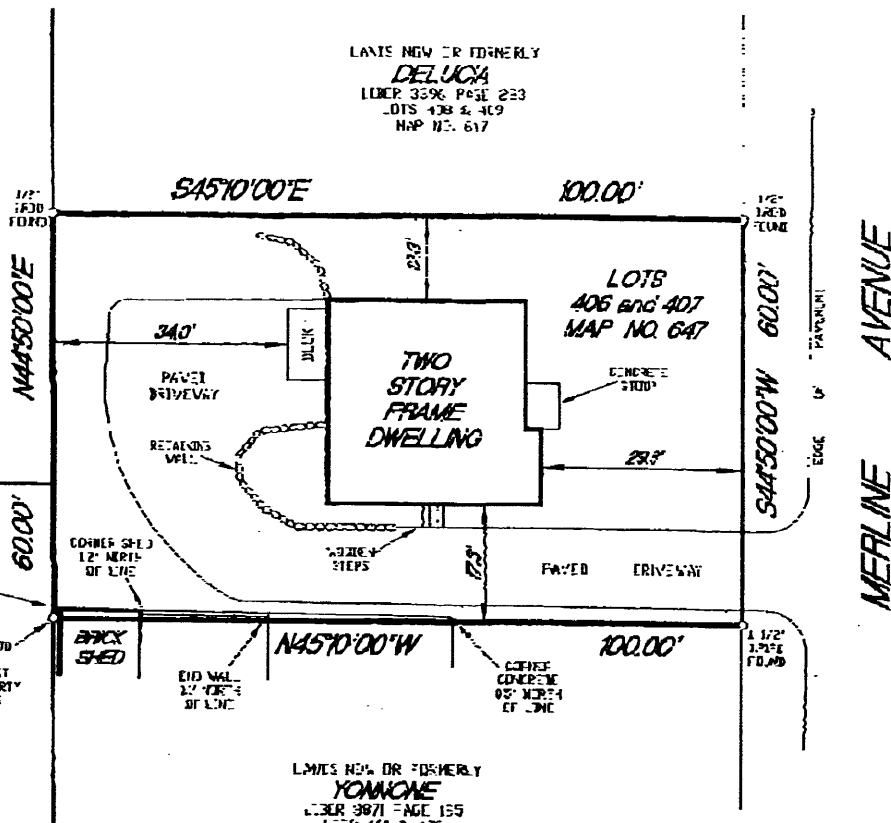
LANDS NOW OR FORMERLY
DELUCIA
LIDER 3596 PAGE 223
LOTS 438 & 439
MAP NO. 617

CORNER SHEET
21' NORTH
8" LINE

1/2" LINED
FOOTING
34' WEST
OF PROPERTY
CORNER

END WALL
12' NORTH
OF LINE

CORNER
CONCRETE
05' NORTH
OF LINE

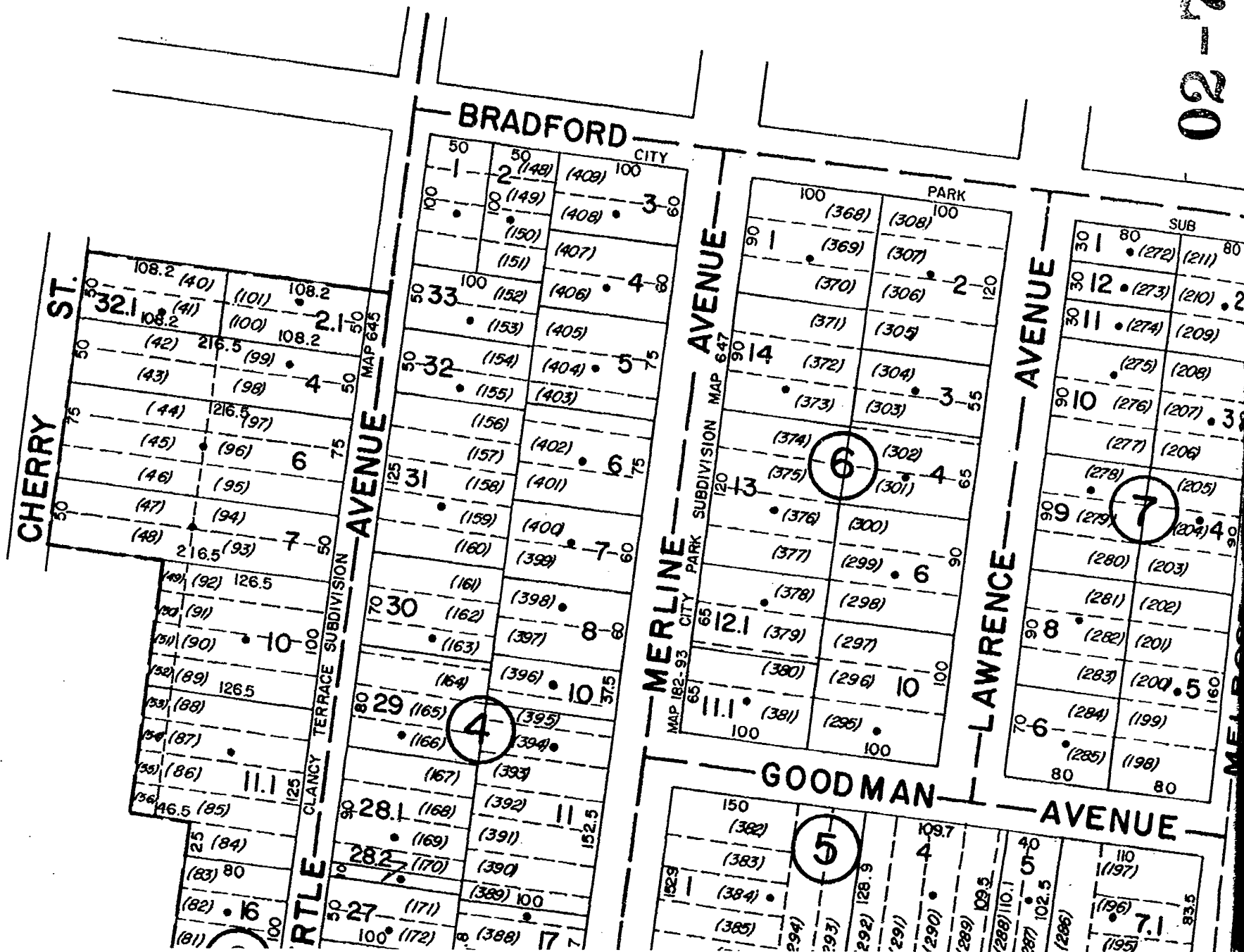


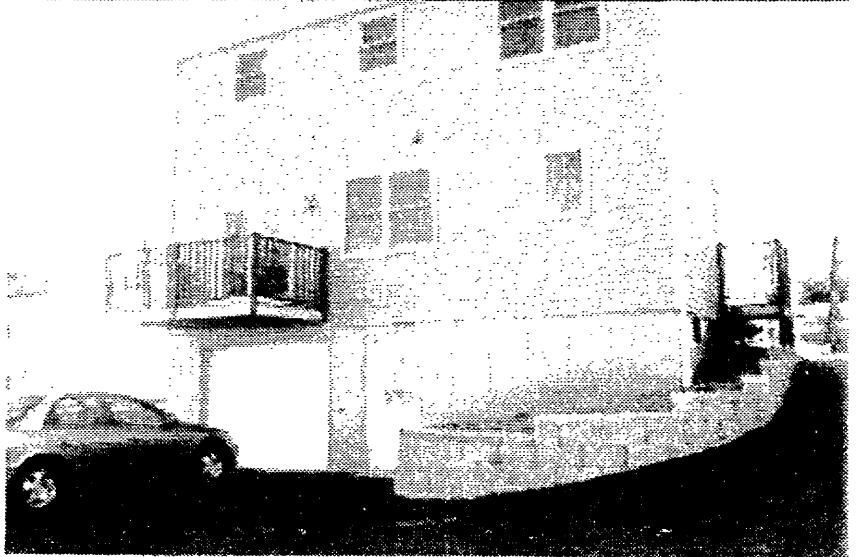
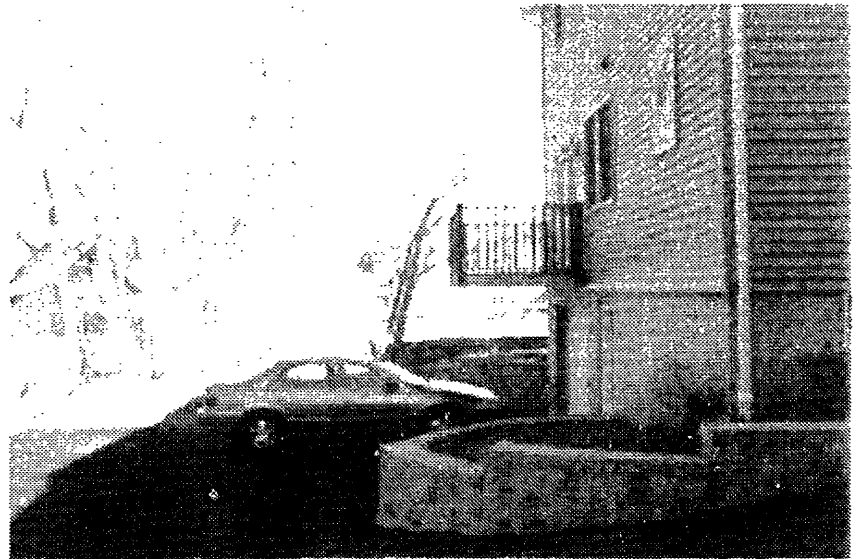
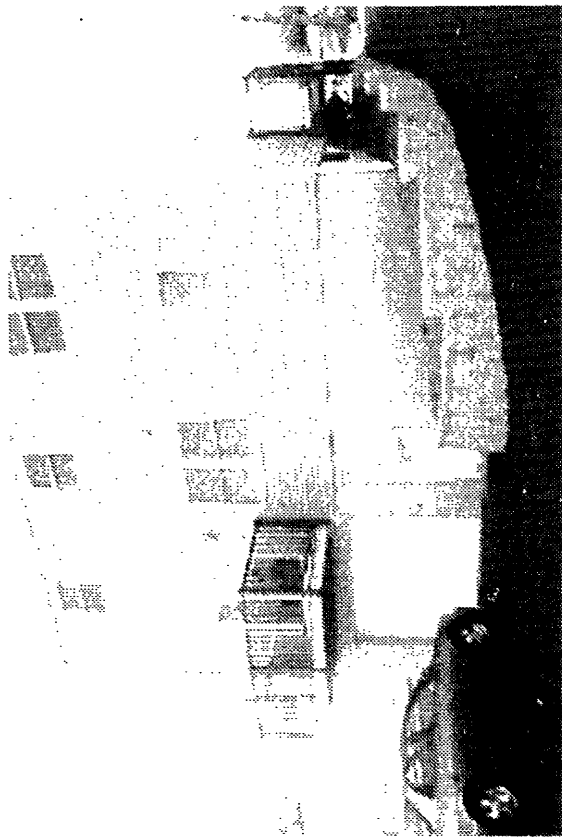
LOT AREA = 0.138 ACRES

0351 496-3347

ANTHONY A. SORACE, P.L.S.
PROFESSIONAL LAND SURVEYOR
BOOK TOWN NEW YORK - 2506
SEE DEED 2111 NEW A. SORACE P.L.S.

THE ALLEGATION OF THE SURVEY MAP BY ANYONE OTHER THAN THE DESIGNER PREPARED BY THE DESIGNER OR HIS EMPLOYEES OR IN THE DESIGNER'S OFFICE AND SUBJECT OF THE PUBLIC TO BE A VIOLATION OF SECTION 205, SUBSECTION 2 OF THE NEW YORK STATE ELECTION LAW.







RESULTS OF Z.B. MEETING OF: February 10, 2003

PROJECT: David Crawford - Public Hearing ZBA # 02-74
P.B.#

USE VARIANCE: NEED: EAF _____ PROXY _____

LEAD AGENCY: M)_____S)_____ VOTE: A____N____
RIVERA _____
MCDONALD _____ CARRIED: Y____N____
REIS _____
KANE _____
TORLEY _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____
 RIVERA _____
 MCDONALD _____ CARRIED: Y _____ N _____
 REIS _____
 KANE _____
 TORLEY _____

PUBLIC HEARING: M)____ S)____ VOTE: A____ N____
RIVERA _____
MCDONALD _____ CARRIED: Y____ N____
REIS _____
KANE _____
TORLEY _____

APPROVED: M)____S)____ VOTE: A____ N____
 RIVERA _____
 MCDONALD _____ CARRIED: Y____ N____
 REIS _____
 KANE _____
 TORLEY _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M)____ S)____ VOTE: A____ N____
RIVERA _____
MCDONALD _____
REIS _____
KANE _____
TORLEY _____
CARRIED: Y_____ N_____

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES ✓

VARIANCE APPROVED: M) M S) R VOTE: A 5 N .

RIVERA A
MC DONALD A
REIS A
KANE A
TORLEY A

CARRIED: Y ✓ N

[illegible]


-----X

02-74

X

Myra L. Mason

23rd day of January, 2023.



Notary Public

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified in Orange County
Commission Expires 10/30/ 2006

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 02-74

Request of DAVID CRAWFORD

for a VARIANCE of the Zoning Local Law to Permit:

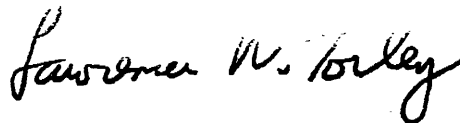
Request for 6' Rear Yard Setback for existing deck located in an R-4 zone.

being a VARIANCE of Section 48-26-E-5, 8G

for property located at: 70 Merline Avenue

known and designated as tax map Section 15 Block4 Lot 4

PUBLIC HEARING will take place on FEBRUARY 10, 2003 AT 7:30 P.M.
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York
beginning at 7:30 P.M.



Chairman

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

REQUEST FOR NOTIFICATION LIST



1763

DATE: January 14, 2003

NAME:

2 BA # 02-74
David Crawford

TELE: ()

562-9379

ADDRESS:

10 Hilltop Avenue
Newburgh, N.Y.

TAX MAP NUMBER:

SEC. 15

BLOCK 4

LOT 4

(70 Merline)

SEC. _____

BLOCK _____

LOT _____

SEC. _____

BLOCK _____

LOT _____

PUBLIC HEARING DATE (IF KNOWN): _____

~~THIS PUBLIC HEARING IS BEING REQUESTED BY:~~

~~NEW WINDSOR PLANNING BOARD:~~

~~SITE PLAN & SUBDIVISIONS:~~

~~(LIST WILL CONSIST OF ABUTTING
PROPERTY OWNERS AND ACROSS ANY STREET)~~

~~YES~~

~~SPECIAL PERMIT ONLY:~~

~~(LIST WILL CONSIST OF ALL PROPERTY
OWNERS WITHIN 500 FEET)~~

~~YES~~

~~AGRICULTURAL DISTRICT:~~

~~(LIST WILL CONSIST OF ALL PROPERTY OWNERS
WITHIN THE AG DIST. WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT)~~

~~YES~~

NEW WINDSOR ZONING BOARD:

(LIST WILL CONSIST OF ALL PROPERTY
OWNERS WITHIN 500 FEET)

✓
YES

AMOUNT OF DEPOSIT \$ 25.00

TOTAL CHARGE \$ _____



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

January 17, 2003

David Crawford
10 Hilltop Avenue
Newburgh, NY 12550

Re: 15-4-4 ZBA#02-74

Dear Mr. Crawford:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$95.00, minus your deposit of \$25.00.

Please remit the balance of \$70.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley
Sole Assessor

JTW/lrd

CC: Myra Mason, ZBA

13-11-6
Percy Reyes
38 Melrose Avenue
New Windsor, NY 12553 ✓

13-12-10
Malinda Nieves
60 Lawrence Avenue
New Windsor, NY 12553 ✓

13-13-9
Candi Lee & Charles Coddington
42 Meriline Avenue
New Windsor, NY 12553 ✓

13-11-7 & 13-11-13
Percy Reyes
44 Melrose Avenue
New Windsor, NY 12553 ✓

13-12-11
Abie & Maria Colon
57 Meriline Avenue
New Windsor, NY 12553 ✓

13-13-11
George & Shiela Manning
46 Meriline Avenue
New Windsor, NY 12553 ✓

13-11-8
Jeffrey & Frances Kirk
46 Melrose Avenue
New Windsor, NY 12553 ✓

13-12-12
Rose Piperato ETAL
51 Meriline Avenue
New Windsor, NY 12553 ✓

13-13-12
Jerry Stuit
48 Meriline Avenue
New Windsor, NY 12553 ✓

13-11-9
Edward & Helen Simanoski
56 Melrose Avenue
New Windsor, NY 12553 ✓

13-12-13
Valarie Robinson
47 Meriline Avenue
New Windsor, NY 12553 ✓

13-13-13
Dennis & Joan Maher
54 Meriline Avenue
New Windsor, NY 12553 ✓

13-11-10 & 13-11-11 & 15-7-1, 11 & 12
Lawrence Avenue Properties, LLC
593 Lakeside Road
Newburgh, NY 12550 ✓

13-12-14.1
Thomas & Rose De Toro
45 Meriline Avenue
New Windsor, NY 12553 ✓

13-13-14
Kristina & Michael Paz
60 Meriline Avenue
New Windsor, NY 12553 ✓

13-11-14
Thaddeus Malinowski
John Rymaszewski
39 Lawrence Avenue
New Windsor, NY 12553 ✓

13-12-15
Hazelton & Anna Kerr
37 Meriline Avenue
New Windsor, NY 12553 ✓

13-13-15 & 13-13-16
William & Jodi McDonough
41 Myrtle Avenue
New Windsor, NY 12553 ✓

13-12-3
Brett Cunningham
36 Lawrence Avenue
New Windsor, NY 12553 ✓

13-12-16
James & Rose Sears
C/o Robert Sears
35 Meriline Avenue
New Windsor, NY 12553 ✓

13-13-18.1
Bartholew & Alice Menga
39 Myrtle Avenue
New Windsor, NY 12553 ✓

13-12-4
Evet Mitchell
40 Lawrence Avenue
New Windsor, NY 12553 ✓

13-12-17
Karen Jeffers
33 Meriline Avenue
New Windsor, NY 12553 ✓

13-13-20
Miguel & Maria Cruz
31 Myrtle Avenue
New Windsor, NY 12553 ✓

13-12-5 & 13-12-14.2
Christina Nieves
44 Lawrence Avenue
New Windsor, NY 12553 ✓

13-13-5
Everett & Mary Smith
36 Meriline Avenue
New Windsor, NY 12553 ✓

13-13-21
Adan & Michelle Gomez
27 Myrtle Avenue
New Windsor, NY 12553 ✓

13-12-8
Carmen Sepulveda
46 Lawrence Avenue
New Windsor, NY 12553 ✓

13-13-6 & 13-13-7
Gerald Gillispie
Joan Livingston
38 Meriline Avenue
New Windsor, NY 12553 ✓

13-13-22
Daniel Wick
23 Myrtle Avenue
New Windsor, NY 12553 ✓

13-13-23
John Kaczmarek
13 Myrtle Avenue
New Windsor, NY 12553 ✓

13-14-6.1
Gasper & Elizabeth Cangelosi
20 Myrtle Avenue
New Windsor, NY 12553 ✓

13-14-9
Carl & Gwendolyne Carlson
26 Myrtle Avenue
New Windsor, NY 12553 ✓

13-14-11 & 13-14-18
Edward Makarewicz
19 Cherry Avenue
New Windsor, NY 12553 ✓

13-14-12,13,14,15,16,17 & 15-4-32
Vincent Yonnone
63 Myrtle Avenue
New Windsor, NY 12553 ✓

13-14-19
Frank & Anna Cardamone
15 Cherry Avenue
New Windsor, NY 12553 ✓

15-2-2.1 & 15-2-32.1
James Whelan
13 Holts Lane
Cornwall on Hudson, NY 12520 ✓

15-2-4
Vincent & Colleen White
72 Myrtle Avenue
New Windsor, NY 12553 ✓

15-2-6
Joseph Vignogna
74 Myrtle Avenue
New Windsor, NY 12553 ✓

15-2-7 & 15-2-10
Rose Anna Crudele
78 Myrtle Avenue
New Windsor, NY 12553 ✓

15-2-11.1
Rose Anna & Carmella Crudele
John Crudele & Caroline Sarvis
90 Myrtle Avenue
New Windsor, NY 12553 ✓

15-2-16
Gaetano Rizzo
116 Myrtle Avenue
New Windsor, NY 12553 ✓

15-4-1
Daniel & Dolores D'Elicio
53 Myrtle Avenue
New Windsor, NY 12553 ✓

15-4-2
Anne Corso
37 Bradford Avenue
New Windsor, NY 12553 ✓

15-4-3
John & Victoria DeLuccia
64 Meriline Avenue
New Windsor, NY 12553 ✓

15-4-5
David Yonnone
74 Meriline Avenue
New Windsor, NY 12553 ✓

15-4-6
Michael & Sharon Alexander
80 Meriline Avenue
New Windsor, NY 12553 ✓

15-4-7
Cosmo, David & Vincent Yonnone
82 Meriline Avenue
New Windsor, NY 12553 ✓

15-4-8 & 15-4-30
Ronald & Lari-Sue McDermott
88 Meriline Avenue
New Windsor, NY 12553 ✓

15-4-10
Robert & Rose Gilfeather
90 Meriline Avenue
New Windsor, NY 12553 ✓

15-4-11
Margaret, Caroline & Frank Komar
96 Meriline Avenue
New Windsor, NY 12553 ✓

15-4-17
Charles Carlstrom
Marlene Mazzola
323 Frozen Ridge Road
Newburgh, NY 12550 ✓

15-4-25
Carlos Vega Jr.
101 Myrtle Avenue
New Windsor, NY 12553 ✓

15-4-27 & 15-4-28.2
John Veneziali
99 Myrtle Avenue
New Windsor, NY 12553 ✓

15-4-28.1
Richard & MaryAnn Hotaling
95 Myrtle Avenue
New Windsor, NY 12553 ✓

15-4-29
Arthur & Clara Mott
91 Myrtle Avenue
New Windsor, NY 12553 ✓

15-4-31
Cosmo & Stephanie Yonnone
67 Myrtle Avenue
New Windsor, NY 12553 ✓

15-5-1
John & Frances Homin
91 Meriline Avenue
New Windsor, NY 12553 ✓

15-5-4
Rebecca Foster
14 Goodman Avenue
New Windsor, NY 12553 ✓

15-5-5
John Mullarkey
37 Blooming Grove Turnpike
New Windsor, NY 12553 ✓

15-5-7.1

Donald & Edith Smith
24 Goodman Avenue
New Windsor, NY 12553 ✓

15-7-2

Susan & Douglas Olympia
58 Melrose Avenue
New Windsor, NY 12553 ✓

15-6-1

Manuel Dominguez
29 Bradford Avenue
New Windsor, NY 12553 ✓

15-7-3 & 15-7-10

William & Marie D'Amico
73 Lawrence Avenue
New Windsor, NY 12553 ✓

15-6-2

Gregory Greiner
70 Lawrence Avenue
New Windsor, NY 12553 ✓

15-7-4

Alfred Crudele
68 Melrose Avenue
New Windsor, NY 12553 ✓

15-6-3

Percy Reyes
74 Lawrence Avenue
New Windsor, NY 12553 ✓

15-7-5

Odis & Marion Morris
76 Melrose Avenue
New Windsor, NY 12553 ✓

15-6-4

William Oliver
954 Route 32
Wallkill, NY 12589 ✓

15-7-6

TAZ Industries, Inc.
19 Chadeayne Avenue
Cornwall, NY 12520 ✓

15-6-6 & 15-6-10

Michelle Roach
32-20 Cruger Avenue
Bronx, NY 10467 ✓

15-7-8

Stanley Fornal Jr.
C/o Martha Fornal
205 Quassaick Avenue
New Windsor, NY 12553 ✓

15-6-11.1

Alcides & Alexandra Blanco
87 Meriline Avenue
New Windsor, NY 12553 ✓

15-7-9

Dennis Lebron
Ada Rivera
77 Lawrence Avenue
New Windsor, NY 12553 ✓

15-6-12.1

Dante & Jennifer Dichiaro
81 Meriline Avenue
New Windsor, NY 12553 ✓

15-6-13

Micah & Julie Salisbury
77 Meriline Avenue
New Windsor, NY 12553 ✓

15-6-14

Anita Spencer
Thomas Smith
73 Meriline Avenue
New Windsor, NY 12553 ✓

77 Mailed 1/23/03



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

ZONING BOARD OF APPEALS

February 6, 2003

Mr. David Crawford
10 Hilltop Drive
Newburgh, NY 12550

SUBJECT: ZBA FILE #02-74 - REQUEST FOR VARIANCE

Dear Mr. Crawford:

This is just a reminder that your Public Hearing before the Zoning Board of Appeals for your requested variance at:

70 Merline Avenue
New Windsor, NY
Tax Map #15-4-4

is scheduled for the February 10th, 2003 agenda.

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have any questions or concerns in this matter, please feel free to contact me.

Very truly yours,

Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm

CRAWFORD, DAVID (02-74)

MR. TORLEY: Request for 6' rear yard setback for existing deck.

Mr. David Crawford appeared before the board for this proposal.

MR. TORLEY: What can we do for you?

MR. CRAWFORD: As you can see, we have finished building the house and I put the deck up not realizing it was too close to the property line so the building inspector--

MR. TORLEY: Which deck are we talking about?

MR. KANE: The one over the garage door?

MR. CRAWFORD: Yes, the cantilevered deck, the one over the garage.

MR. KANE: How big is the existing deck?

MR. CRAWFORD: Excuse me?

MR. KANE: What's the dimensions?

MR. CRAWFORD: Six feet out and ten feet wide.

MR. TORLEY: Mike, I don't remember how wide he can have, how far out it can be cantilevered off a house.

MR. BABCOCK: As far as the front entrance or the front entrance can be not more than 6 foot into the front yard setback and not more than eight foot long.

MR. CRAWFORD: This is in the rear of the house.

MR. BABCOCK: It's in the rear?

MR. TORLEY: I've never seen one like this cantilevered out over a garage door, it's not taking up living space.

MR. KANE: But he's gone 6 feet into the back yard so obviously, you didn't create any water hazards or cut down any trees with this?

MR. CRAWFORD: No, no footing, no foundation.

MR. KANE: Without it there with the glass sliding doors, it would be a definite safety hazard?

MR. CRAWFORD: Oh, yeah, yeah.

MR. KANE: And the deck itself is not, doesn't change the character of the neighborhood or other decks, there are other decks in the neighborhood off the back of the house?

MR. CRAWFORD: Yeah, you can see in the pictures the next door neighbor's house is actually further back than the deck, the whole house and outbuilding that actually sits on my property so.

MR. REIS: You haven't had any complaints from your neighbors?

MR. CRAWFORD: Oh, no, it's like the best house in the neighborhood now.

MR. REIS: Looks great, nice job.

MR. KANE: This will be the same type of thing that we'll put you through for the public hearing.

MR. REIS: We don't want you to take it down but you have, you're going to have to tell us that it's okay.

MR. CRAWFORD: It's really on there too good to go taking it down.

MR. KANE: Accept a motion?

MR. TORLEY: If there are no other questions, yes.

MR. KANE: Mr. Chairman, I move we set up Mr. Crawford for a public hearing on his requested variance.

January 13, 2003

10

MR. REIS: Second the motion.

ROLL CALL

MR. KANE	AYE
MR. REIS	AYE
MR. MC DONALD	AYE
MR. TORLEY	AYE

MR. TORLEY: How long has it been there?

MR. CRAWFORD: Brand new.

MR. KANE: We'll ask that question at the public hearing to cover every base.



RESULTS OF Z.B.A. MEETING OF:

January 13, 2003

PROJECT: David Crawford

ZBA # 02-74
P.B.#



USE VARIANCE: NEED: EAF PROXY

LEAD AGENCY: M) S) VOTE: A N

RIVERA

MCDONALD

REIS

KANE

TORLEY

CARRIED: Y N

NEGATIVE DEC: M) S) VOTE: A N

RIVERA

MCDONALD

REIS

KANE

TORLEY

CARRIED: Y N

PUBLIC HEARING: M) S) VOTE: A N

RIVERA

MCDONALD

REIS

KANE

TORLEY

CARRIED: Y N

APPROVED: M) S) VOTE: A N

RIVERA

MCDONALD

REIS

KANE

TORLEY

CARRIED: Y N

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING:

M) K S) R

VOTE: A 4 N 0

RIVERA

MCDONALD

REIS

KANE

TORLEY

A
A
A
A
A

CARRIED: Y ☒ N

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES

VARIANCE APPROVED: M) S) VOTE: A N

RIVERA

MC DONALD

REIS

KANE

TORLEY

CARRIED: Y N

How long has it been there?

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: 12-23-02

FOR: 15-4-4 – Merline Ave

FROM: DEREK CRAWFORD

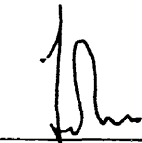
10 HILLTOP DRIVE

NEWBURGH, NY 12550

CHECK NUMBER: 827

AMOUNT: \$300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:



NAME

12/24/02

DATE

PLEASE RETURN SIGNED COPY TO MYRA FOR FILING

THANK YOU

#02-74 ZBA Application

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#1187-2002

12/23/2002

Crawford, Derek

**Received \$ 50.00 for Zoning Board Fees, on 12/23/2002. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**



APPLICATION FOR VARIANCE

1 12/17/2002 Application Type: Use Variance ☐ Area Variance ☒
Date Sign Variance ☐ Interpretation ☐

I. Owner Information:

David W Crawford

(Name)

Phone Number: (845) 562-9379

Fax Number: ()

10 Hill Top Ave Newburgh NY 12550

(Address)

II. Purchaser or Lessee:

Phone Number: ()

Fax Number: ()

(Name)

(Address)

III. Attorney:

Phone Number: ()

Fax Number: ()

(Name)

(Address)

IV. Contractor/Engineer/Architect/Surveyor/:

Phone Number (545) 496-3367

Fax Number: ()

Anthony A Sorace

(Name)

202 Brittany Ter Rock Tavern

(Address)

V. Property Information:

Zone: R 4 Property Address in Question: 70 Merline Avenue

Lot Size: 0.138 Tax Map Number: Section 15 Block 4 Lot 4

a. What other zones lie within 500 feet? None

b. Is pending sale or lease subject to ZBA approval of this Application? No

c. When was property purchased by present owner? 3/07/90

d. Has property been subdivided previously? No If so, When: _____

e. Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? yes

f. Is there any outside storage at the property now or is any proposed? No

****PLEASE NOTE:*****

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

X

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

VIII. AREA VARIANCE:

Area Variance requested from New Windsor Zoning Local Law,

Section _____, Table of _____ Regs., Col. _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yd.			
Reqd. Side Yd.			
Reqd. Rear Yd.	40'	34'	6'
Reqd. St Front*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ration**			
Parking Area			

*Residential Districts Only

**Non-Residential Districts Only

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**



APPLICATION FOR VARIANCE - continued

- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

AFTER Looking at The Photographs of The Existing deck you can see that it is tastefully done and in no way poses a problem for anyone in or around the neighborhood. Back when most of the houses in this area were built there were no rules in place as to setback. As you can see the neighbor on the south side has a dwelling on the line and the house is closer to the line than my deck.

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

XII. **ADDITIONAL COMMENTS:**

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

NA

XIII. **ATTACHMENTS REQUIRED:**

- ☒ Copy of referral from Building /Zoning Inspector or Planning Board.
- ☐ Copy of tax map showing adjacent properties.
- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: **(each payable to the TOWN OF NEW WINDSOR)**
- ☐ One in the amount of \$_____, (escrow)
- ☐ One in the amount of \$_____, (application fee)
- ☐ One in the amount of \$ 25.00 (Public Hearing List Deposit)
- ☐ Photographs of existing premises from several angles.

XIV. **AFFIDAVIT.**

Date:

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this 18th day of

December, 2002

Nancy Castelli

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

NANCEY CASTELLI
Notary Public, State of New York
Qualified in Orange County
#4972149
Commission Expires October 6, 2006

David W Crawford
(Applicant Signature)

David W Crawford
(Please Print Name)

Kar-Vin Abstract Corp.

Agent for

First American Title Insurance Company of New York

273 Quassaick Avenue - New Windsor, New York 12553

(845) 562-2622

Fax No. (845) 565-8737

Vincent J. Tangredi

President

11/18/02

Derek Crawford
10 Hilltop Ave.
Newburgh, NY 12550

Re: Title No. 021712

Premises: 70 Merline Avenue

Purchaser: Derek Crawford

Seller: David Crawford

Lender: Hudson Heritage Federal Credit Union

Gentlemen:

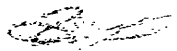
Enclosed please find:

(XX) Certificate and Report of Title. Kindly advise the undersigned of the time and place of closing.

() Addenda to Certificate and Report of Title. Kindly annex to title report.

- () Schedule B,
- () Survey Reading
- () Affirmative Insurance (BANK ONLY)
- () Residential Mortgage Endorsement (BANK ONLY)
- () Street Report
- () Certificate of Occupancy
- () Description or Amended Description
- () Updated Tax Schedule
- () Violation Search

Very truly yours,



Vincent J. Tangredi

VJT:mms

Enclosure

**Commonwealth
Land Title Insurance Company
SCHEDULE A**

Title No.: 021712

Effective Date: 10/14/02

Redated:

Proposed Insured:

Purchaser: Derek Crawford

Mortgagee: Hudson Heritage Federal Credit Union, its successors and/or assigns

Amount of Insurance:

Fee \$115,000.00

Mortgage \$109,000.00

THIS COMPANY CERTIFIES that a good and marketable title to the premises described in Schedule A, subject to the liens, encumbrances and other matters, if any, set forth in this certificate may be conveyed and/or mortgaged by:

David Crawford who acquired title by deed dated 3/7/90 made by John J. Ladick a/k/a John Ladick by Anna Ward, Power of Attorney and recorded in the ORANGE County Clerk's Office on 3/8/90 in Liber 3262 of Deeds, at page 163.

Premises described herein are known as: 70 Merline Avenue

County: ORANGE

Village:

City:

Town: New Windsor

Section/Block/Lot: 15-4-4

SCHEDULE A

Title No.: 021712

ALL that tract or parcel of land situate in the Town of New Windsor, County of Orange and State of New York, being lots numbered four hundred six (406) and four hundred seven (407) on a map or plan of City Park, dated August 16, 1909, made by A.L. Eliot Civil Engineer, and filed in the office of the Clerk of Orange County, August 30, 1909 and more particularly described as follows, to wit:

Beginning at a point marked by a set iron pin on the westerly line of Merline Avenue, said point being 60.00 feet on a course of South 44 degrees 50 minutes West from the intersection of the southerly line of Bradford Avenue with the westerly line of Merline Avenue, said point also shown as the southeasterly corner of Lot #408 and the northeasterly corner of Lot #407 (Part of the parcel hereafter described) on a map entitled "City Park", dated August 16, 1909 and filed in the Office of the Orange County Clerk August 30, 1909 as filed map #647, thence along the westerly line of Merline Avenue and the easterly line of Lots #407 and #406 as shown on the above referenced map, South 44 degrees 50 minutes West 60.00 feet to a point marked by a found iron pipe, thence along the northerly line of Lot #405 as shown on the above referenced map, North 45 degrees 10 minutes West 100.00 feet to a point, thence along the westerly line of Lots #406 and #407, North 44 degrees 50 minutes East 60.00 feet to a point, said point being the northwesterly corner of the above referenced Lot #407, thence along the northerly line of Lot #407, South 45 degrees 10 minutes East 100.00 feet to the point on the westerly line of Merline Avenue and the point of beginning.

Commonwealth
Land Title Insurance Company
SCHEDULE B

Title No.: 021712

SCHEDULE B in which are set forth the additional matters which will appear in the policy as exceptions from coverage, unless disposed of to the Company's satisfaction prior to the closing or delivery of the policy:

1. Taxes, tax liens, tax sales, water rates, sewer rents and assessments set forth in schedule herein.
2. Mortgages returned herein **NONE** Detailed statement within.
3. Any state of facts which an accurate survey might show or Survey exceptions set forth herein.
4. Rights of tenants or persons in possession.
5. Covenants, conditions, easements, leases, agreements of record, etc., more fully set forth in Schedule herein:
None.
6. Underground encroachments and easements, if any, including pipes and drains and such rights as may exist for entry upon said premises to maintain and repair the same. (FEE POLICY ONLY)

NOTE: Insurance Law Sec. 64 Subdivision 6409(c) requires that title companies offer, at or prior to closing, an optional policy to cover the homeowner for the FUTURE market value of his house. You may, therefore, elect to obtain protection in excess of your purchase price. If you do not wish this additional statutory coverage, you **MUST WAIVE** by signing in the space below this exception:

Derek Crawford

SCHEDULE B (Continued)

Title No.: 021712

7. The amount of acreage is not insured.
8. No title is insured to any land lying within the lines of any street, road, avenue, lane, turnpike or highway in front of or adjoining the premises described in Schedule "A" or which may cross over the same.
9. Subject to rights and easements if any acquired by any public utilities company to maintain its poles and operate its wires, lines, etc., in, to and over the premises herein and in, to and over the streets adjacent thereto. (FEE POLICY ONLY)
10. If the mortgage or mortgages returned herein is a Credit Line Mortgage, special arrangements with the title company must be made PRIOR to closing in order to satisfy same at closing.
11. Obtain proof that David Crawford has/have not been known by any other name for 10 years last past. Any other name must be submitted to Company prior to closing.
12. If the Title Company is to have any checks certified there will be a certified check charge of \$35.00.
13. No personal inspection having been made by this Company, policy will except any state of facts an inspection would disclose.
14. The courses stated in the description will not be insured in the absence of a satisfactory survey certified to the Company.
15. Riparian rights, if any, in favor of the premises herein are not insured.
16. Rights of others to drain through creeks or streams, if any, which cross premises and the natural flow thereof will be excepted.
17. Except all sanitation, sewer and water meter charges from date of the last actual reading of the meter, including all charges entered hereafter but which might include usage prior to the date of this policy.

SCHEDULE B (Continued)

Title No.: 021712

18. Identity of the parties through photo identification to be produced at closing.
19. If there is an assignment of a mortgage to be insured the original instrument in recordable form must be produced at closing.

If this transaction is a refinance and involves modifying an existing mortgage with a different lender the original note, mortgage and assignment must be produced at closing. The Company will not close without compliance to the above requirements.

20. Deed from David Carwford to Derek Crawford to be submitted to the Company for review prior to closing.

**Commonwealth
Land Title Insurance Company
TAX SCHEDULE**

Title No.: 021712

County: ORANGE
Street: 70 Merline Avenue
Section/Block/Lot: 15-4-4
Account #:
Property Class Code: 311
Town: New Windsor
City:
Village:
School District: Newburgh Enlarged City School District
Property Size: 60' x 100'
Assessed Valuation
Land: \$4,100.00 Full: \$4,100.00
Exempt: \$ Net: \$
Exempt: \$

Assessed to: David Crawford

2002 STATE, COUNTY AND TOWN TAX: \$217.09 PAID 1/29/02.

2002/03 SCHOOL TAX: \$2,899.49 BILL #15875
1ST INSTALLMENT: \$966.51 PAID 10/7/02
2ND INSTALLMENT: \$966.49 OPEN/DUE 12/4/02
3RD INSTALLMENT: \$966.49 OPEN/DUE 3/4/03

SEWER AND WATER: \$31.80 PAID 9/11/02 (COVERS PERIOD 9/11/02 TO
11/30/02 - NEXT BILL 12/2/02)

**CALL 563-4625 FOR FINAL READING. IF ANY ITEMS LISTED ABOVE ARE
OPEN, PAID RECEIPTS TO BE PRODUCED AT CLOSING OR SAME WILL BE
EXCEPTED IN POLICY.**

Paid water and sewer receipts to be produced at closing.

Policy will except all unpaid water rates and/or sewer rents or assessments in the absence of paid bills and receipts
TO BE PRESENTED AT CLOSING. Does not include assessments for any special district not a part of the state
and county tax roll.

Except water meter and sewer rental charges accruing since the date of the last reading and building purpose or
unfixed water frontage charges subsequently entered.

**SCHEDULE C
FOR INFORMATION ONLY**

Title No.: 021712

**IF THIS TRANSACTION CONSISTS IN WHOLE OR IN PART OF AN
ASSIGNMENT OF MORTGAGE, THEN THE FOLLOWING
OBJECTION MAY APPLY:**

In order to record an assignment of a mortgage, there must be set forth in the assignment document or attached thereto and recorded as part thereof a statement under oath signed by the mortgagor or any other party to the transaction having knowledge of the facts (provided he asserts such knowledge), that the assignee is not acting as a nominee of the mortgagor and that the mortgage continues to secure a bona fide obligation.

This requirement is not applicable to assignment of the type used between lenders which continues, at all times, to secure a bona fide debt, such assignment shall contain the statement: "This assignment is not subject to the requirements of Section 275 of the Real Property Law of the State of New York because it is an assignment within the secondary mortgage market."

All documents are to be signed in black ink only for recording purposes.